

**COMPREHENSIVE PLAN REVIEW COMMITTEE**  
**Minutes of Meeting on September 30, 2021**

The Comprehensive Plan Review Committee held a meeting on September 30, 2021 at 7:00 pm via Zoom teleconference.

Committee members present: Karen Mosher, Richard Bell, Gary Lovett, Conrad Levenson, Jeff Spiers and James Sansum. Absent: Tom Angell.

Others present: Wendy Burton, Town Board liaison

The agenda for the meeting was: 1) Review and approve the minutes of the September 8 meeting; 2) Review the final draft of the Comprehensive Plan; and 3) Review resolution to transmit Draft Plan to Town Board.

1. A motion to approve the minutes of the September 8 meeting was made by Conrad Levenson and seconded by Karen Mosher. The motion was approved unanimously.
2. Final Draft of Comprehensive Plan. AKRF made the changes that were discussed at the September 8 CPRC meeting. Gary reviewed their initial draft and caught some errors, and then AKRF produced a final draft, which is being reviewed for this meeting. The Committee discussed the changes that were made since the September 8 meeting, which are listed as Appendix 1 to these minutes. The Committee decided to change the wording on page 117 to read: "This Comprehensive Plan recognizes that the Town's goals to focus future commercial development in the hamlets of Stanfordville and Bangall and to create a vibrant, walkable town center may be constrained by the lack of infrastructure. As the hamlets grow, the Town should carefully monitor the groundwater quality and revisit water supply options." The sentence "In the event that the water quality deteriorates, the Town may wish to consider other options, including a central water and sewer system if outside funding becomes available" will be removed. The Committee also agreed to remove the word "sharrows" from the section on "Community Character and Placemaking" on pages 83-84.
3. Conrad Levenson made a motion to accept the Draft Plan as amended above. Richard Bell seconded the motion. The motion was approved unanimously.
4. The Committee considered a resolution to approve the Draft Plan (September 30, 2021 version) and transmit it to the Town Board. The resolution is appended to these minutes as Appendix 2. A motion to accept the resolution was made by Conrad Levenson and seconded by Richard Bell. The motion was approved unanimously.

5. The Committee agreed that Gary will contact AKRF to make the changes above, and to check that they are made correctly. Gary will then transmit the following to the Town Board: the Draft Plan, the Resolution, and the list of changes that have been made to the Draft Plan since the June 28 public hearing. Wendy will post these on the Town web site. The Town Board will schedule workshops to discuss the Draft Plan and a public hearing to gather public input.
6. The Committee agreed that they will review and approve the minutes of this meeting by email.

The meeting was adjourned at 7:55 PM.

Minutes submitted by Gary Lovett

### **Appendix 1. Revisions made to Stanford Comprehensive Plan after September 8, 2021 CPRC meeting, prior to the September 30 meeting.**

#### CHAPTER 2 – EXISTING CONDITIONS

- Page 27: edited footnote to “2014-2018” American Community Survey
- Global throughout the Demographics section:
  - Replaced “2018” with “2014-2018 estimate”; replaced “2018 ACS 5-Year Estimate” with “2014-2018 ACS 5-Year Estimate”; referenced the ACS 5-Year Estimates throughout
  - For tables, replaced 2018 with 2014-2018 estimate and included footnotes referencing the MOE in ACS 5-year estimates
  - Reviewed MOE for all tables to confirm the MOE for each row is less than the value
- Figures 2-4 and 2-5, and Tables 2-1 and 2-3: changed demographics data to be percentages rather than numbers
- Page 18: changed last sentence to: “For example, where the data indicate the resident population is aging and the number of young people is declining, the Plan notes a potential need to diversify the housing stock to accommodate the changing needs of older residents and attract young families.”

## CHAPTERS 3, 4, 5 AND 6

- At beginning of each chapter: eliminated the tables of “General Recommendations and Rationale/Goal”

### CHAPTER 3- FUTURE LAND USE

- Page 67: sixth bullet, replaced: “Include greater flexibility in defining ‘rental’ units, including Bed and Breakfasts and Lodging and Rooming Houses;” with: “Include greater flexibility in defining Bed and Breakfasts, Lodging and Rooming Houses;”
- Page 69: first paragraph, replaced “Extending the current Rural Center (RC) zone northward along Route 82 to...” with: “Extending the current Rural Center (RC) zone northward along the east side of Route 82 to...”
- Page 69: changed Recommendations 4th bullet, to: “Extend the northern boundary of the Rural Center (RC) zoning district along the east side of Route 82 to the intersection with Millis Lane.”
- Page 70: updated recommendations in four bullets to include “battery storage facilities”

### CHAPTER 5 – NATURAL RESOURCES

- Page 111: replaced “174,000 acres” with “197,000 acres”
- Page 111: replaced DCSWCD with Dutchess County Agricultural and Farmland Protection Board (AFPB)
- Page 111: replaced “require” with “provides an option for” the Commissioner of Agriculture and Markets to resolve disputes
- Page 112: replaced “According to the 2017 Dutchess County Agricultural Navigator, Dutchess County was ranked...” with “According to the ‘State of Agriculture in Dutchess County’ released by Dutchess County in 2017, Dutchess County was ranked...”
- Page 113: replaced third sub-bullet under the plan recommendation to review the zoning code with: “Ensure that local laws are consistent with NY State Agriculture and Markets Law (section 305-b), which requires an agricultural data statement for any application for a special use permit, site plan, use variance, or subdivision that occurs on property within an agricultural district or within 500 feet of a farm operation located in an agricultural district.”
- Page 113: added as the third bullet: “Collaborate with the Dutchess County Department of Planning and Development to assess the “farm-friendliness” of current regulations.”

### CHAPTER 6 – UTILITIES & INFRASTRUCTURE

- P. 117, second column, before “The Plan, the entire text...”, added the following: “This Comprehensive Plan recognizes that the Town’s goals to focus future commercial development in the hamlets of Stanfordville and Bangall and to create a vibrant, walkable town center may be constrained by the lack of infrastructure. As the hamlets grow, the Town should carefully monitor the groundwater quality and revisit the water supply issue. In the event that the water quality deteriorates, the Town may wish to consider other options, including a central water and sewer system if outside funding becomes available.”

## CHAPTER 7 – SUMMARY OF ACTION ITEMS & IMPLEMENTATION

- Updated Recommended Actions, to correspond with edits above

Page 123: updated last Recommended Action on page to: “Identify zoning districts where utility/community scale solar energy and battery storage facilities would be allowed by Special Permit” to match the language in Chapter 3.

### **Additional changes made after review by Gary Lovett Sept 15:**

- Page 27: Revised text: According to 2014-2018 American Community Survey (ACS) 5-Year Estimate data, after a decade of growth from 2000 to 2010, Stanford’s resident population decreased almost 2 percent since 2010.”
- Page 28: Revised text:
  - This pattern is consistent with the rate of growth in Dutchess County’s population between 2000 and 2010 (6.2 percent, from 280,150 to 297,488) followed by an estimated 1.2 percent population decline since 2010.
  - Since 2000, population changes in Stanford did not occur proportionally across all age groups.
- Page 29: Revised text: The population of Stanford is aging at a faster rate than Dutchess County, where the median age increased from 36.4 in 2000 to 40.2 in 2010, and approximately 42.0 years in 2014-2018 ACS 5-Year Estimate data.
- Revised footnotes to Figures 2-5 and 2-6
- Tables 2-4 and 2-5 revised as suggested.

### Chapter 6

Page 117: Revised text: The Water Supply Protection Plan, the entire text of which is included in the Appendix, recommended measures the Town could implement to protect its groundwater resources. Among those recommendations were...

Appendix Tables 1, 2 and 3: Replace the 2018 column heading with “2014-2018” and add footnote to each table: \*\* 2014-2018 data are based on ACS 5-Year survey data.

Delete footnote: “2018 data are estimates...” from each table.

**Appendix 2.****RESOLUTION OF THE COMPREHENSIVE PLAN REVIEW COMMITTEE OF THE  
TOWN OF STANFORD****Approving the Revised Draft Comprehensive Plan and Recommending it to the Town of  
Stanford Town Board for Adoption**

Date: September 30, 2021

**WHEREAS**, the Town of Stanford Town Board (“Town Board”) identified a need to review and update its existing 1980 Master Plan to properly plan growth and development in the Town of Stanford; and

**WHEREAS**, prior committees appointed by the Town Board, dating back to 2010, had prepared a Draft Comprehensive (Master) Plan, solicited public comments on the Draft Plan, and begun consideration of how to revise the Draft Comprehensive Plan to incorporate public comments; and

**WHEREAS**, on July 9, 2020, the Town Board assigned the tasks of reviewing the previous work and completing the revision of the Draft Comprehensive Plan to the Town of Stanford Comprehensive Plan Review Committee (“Comprehensive Plan Review Committee”) whose members were chosen by the Town Board; and

**WHEREAS**, the Comprehensive Plan Review Committee began meeting on July 28, 2020 and thereafter engaged in the process of gathering and reviewing documents relevant to the revision of the Draft Comprehensive Plan; and

**WHEREAS**, the Comprehensive Plan Review Committee engaged AKRF, Inc. as the consultant to provide the necessary planning and consulting advice and assist in revising a Comprehensive Plan; and

**WHEREAS**, after reviewing the Draft Comprehensive Plan and prior public comments, and soliciting input from the community, and with the assistance of AKRF, Inc., the Comprehensive Plan Review Committee prepared a Revised Draft Comprehensive Plan; and

**WHEREAS**, the Revised Draft Comprehensive Plan was made available to the public on the Town of Stanford website, at the Town library and in the Town Clerk’s office; and

**WHEREAS**, on May 3, 2021, the Comprehensive Plan Review Committee conducted a public meeting via Zoom video conferencing, which was well publicized, and during the meeting received comments from the public regarding the Revised Draft Comprehensive Plan; and

**WHEREAS**, on June 28, 2021 the Comprehensive Plan Review Committee held a public hearing, pursuant to the requirements of New York State Town Law (“Town Law”) §272-a; and

**WHEREAS**, the Comprehensive Plan Review Committee sent the Revised Draft Comprehensive Plan to the Dutchess County Department of Planning and Development for their informal review, received their comments, and revised the Draft Comprehensive Plan accordingly; and

**WHEREAS**, the Comprehensive Plan Review Committee now wishes to approve the Revised Draft Comprehensive Plan and recommend it to the Town Board for the Board’s consideration and adoption; and

**NOW THEREFORE, BE IT RESOLVED AS FOLLOWS BY THE COMPREHENSIVE PLAN REVIEW COMMITTEE:**

That the Stanford Comprehensive Plan (September 30, 2021 version) and the appendices annexed thereto and made a part thereof, a copy of which is annexed hereto, is hereby approved as the Revised Draft Comprehensive Plan of the Town of Stanford and is recommended by the Comprehensive Plan Review Committee to the Town Board for its consideration and adoption.

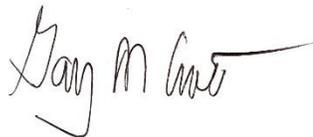
Motion Made by: Conrad Levenson

Motion Seconded by: Richard Bell

The above resolution was voted upon with all Committee members voting as follows:

Richard Bell - Yes; Conrad Levenson- Yes; Gary Lovett – Yes; Karen Mosher – Yes; Jeff Spiers – Yes; James Sansum- Yes; Tom Angell – Absent.

DATED: September 30, 2021, Stanfordville, New York



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Gary M. Lovett

Chairman, Comprehensive Plan Review Committee